

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1707/318 RUSSELL STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1008/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$715,000	06-Sep-23
LOT 2-3/201 SPRING STREET MELBOURNE VIC 3000	\$750,000	03-Aug-23
2102/87 FRANKLIN STREET MELBOURNE VIC 3000	\$600,000	08-Aug-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 September 2023

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**1008/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price

^{RS}

\$715,000

Sold Date

06-Sep-23

Distance

0.1km



**LOT 2-3/201 SPRING STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

^{RS}

\$750,000

Sold Date

03-Aug-23

Distance

0.46km



**2102/87 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$600,000

Sold Date

08-Aug-23

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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